

ARTICLE V - MHP MOBILE HOME PARK DISTRICTS

PREAMBLE

The MHP Mobile Home Park Districts are established primarily to provide for higher density single family detached, residential dwelling units, and assist in meeting adopted Master Land Use Plan Residential Goals and Objectives of providing diversified housing types in the City of Muskegon. Also, because mobile home parks are much higher in density than an otherwise typical single family subdivision, and because they are developed with private street systems, thereby creating an interruption in the continuity of the local public street system, they are otherwise not totally compatible with lower density single family subdivision. In this Ordinance, mobile homes are intended to serve as an alternative housing type to other forms of residential development.

SECTION 500: HEIGHT REGULATIONS

In the Mobile Home Park District, no structure shall exceed a height of twenty-five (25) feet or two (2) stories.

SECTION 501: AREA REGULATIONS

The mobile home park shall be developed with sites averaging 5,500 square feet per mobile home unit. This 5,500 square feet for any one site may be reduced by 20 percent provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space, but in no case shall the open space and distance requirements be less than that required under R 125.1946, Rule 946 and R 125.1941 and R 125.1944, Rules 941 and 944 of the Michigan Administrative Code.

SECTION 502: SETBACK

All setback requirements of public Act No. 419 of the Public Acts of 1976, as amended shall be adhered to. No building or mobile home shall be located closer than twenty-five (25) feet from any existing or proposed local street right-of-way, nor less than thirty-five (35) feet from any existing or proposed collector street right-of-way.

SECTION 503: LANDSCAPING

The mobile home park site shall, within the mobile home park, provide a masonry wall four feet six inches (4' 6") in height abutting single family residential properties and public rights-of-way or a greenbelt in compliance with the following.

1. Quality: Plant and grass materials shall be of acceptable varieties and species, free of pests and diseases, hardy in Muskegon County, and shall conform to standards of the American Association of Nurserymen and inspections required under State Regulations.

No plant materials used to satisfy some or all planting requirements of the Ordinance shall be comprised of nonliving materials, such as petrochemical plants. No polyethylene film shall be used under nonliving, decorative landscape materials such as stone, wood chips, and gravel in a manner which will cause erosion of the decorative materials.

2. Deciduous trees shall be species having an average mature crown spread of greater than fifteen (15) feet in Muskegon County, and having trunk(s) which can be maintained with over five (5) feet of clear stem, if conditions of visibility require, except, however, at intersections where the requirement of eight (8) feet of clear stem shall be followed. Trees having an average mature crown spread of less than fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of a fifteen (15) foot down spread. Deciduous tree species shall be a minimum of ten (10) feet overall height, and a minimum caliper of two (2) inches, and a burlapped ball size of at least ten (10) times the caliper size, immediately after planting.
3. Evergreen trees shall be a minimum of five (5) feet in height, with a minimum spread of three (3) feet and burlapped ball size of at least ten (10) times the caliper immediately after planting.
4. Shrubs and Hedges. Shrubs shall be a minimum of two (2) feet in height when measured immediately after planting, or two (2) feet in spread if plants are low growing evergreens. Hedges, where provided, shall be planted and maintained so as to form a continuous, unbroken visual screen within a maximum of two (2) years after time of planting.
5. Vines shall be a minimum of thirty (30) inches in length after one (1) growing season, and may be used in conjunction with fences, screens, or walls to meet physical buffer requirements so specified.
6. Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage after one (1) complete growing season with at least three (3) plants per square foot.
7. Lawn Grass: Grass areas shall be planted in species normally grown as permanent lawns in Muskegon County. Grass may be plugged, sprigged, seeded or sodded except that rolled sod, erosion reducing net or suitable mulch, shall be used in swales or other areas subject to erosion. Grass, sod, and seed shall be clean and free of weed and noxious pests or diseases. Establishment of a reasonably dense weed-free turf and complete ground coverage, actively growing shall be provided.
8. Landscape Elements shall be as follows:
 - a. Earth Mounds and Berms. Berms and mounds shall be constructed with slopes no greater than one (1) foot vertical for each three (3) feet horizontal with at least two (2) foot flat on the top, and with adequate protection.

- b. Mulches. Mulching material for planted trees, shrubs, and vines shall be a minimum of three (3) inch deep wood chip mulch. Straw or other mulch shall be used to protect seeded areas.

SECTION 504: YARDS

Yard Requirements of Public Act 419 of the Public Acts of 1976, as amended, shall be adhered to.

SECTION 505: SERVICE DRIVES AND SIDEWALKS

Service drives and walkways shall meet the following minimum requirements:

1. The mobile home park shall have access to a public thoroughfare.
2. Parking spaces on service drives shall be clearly marked.
3. All other requirements of Public Act 419 of the Public Acts of 1976, amended, shall be adhered to.

SECTION 506: WATER AND SANITARY SEWER

All mobile home parks shall meet the water and sanitary sewer requirements of Public Act 419 of the Public Acts of 1976, as amended.

SECTION 507: STORM WATER

Storm drainage facilities shall meet the requirements of Public Act 419 of the Public Acts of 1976, as amended.

SECTION 508: FUEL OIL AND GAS STORAGE

Any fuel oil and/or gas storage shall meet the requirements of Public Act 419 of the Public Acts of 1976, as amended.

SECTION 509: DISPOSAL OF GARBAGE AND TRASH

All garbage and trash removal shall meet the requirements of Public Act 419 of the Public Act of 1976, as amended.

SECTION 510: UNDERGROUND WIRING

1. All local distribution lines for telephone or electric services, exclusive of main supply and perimeter feed lines when located on section or quarter section lines shall be placed entirely underground throughout the mobile home park area, provided, however, that when a mobile home park overlaps a section or quarter section line, main supply and

perimeter feed lines located on such section or quarter section lines shall be placed underground.

The Board of Appeals may waive or modify this requirement where, in its judgment, circumstances exist which render compliance impractical

2. Conduits or cables shall be placed within private easements granted to the service companies by the proprietor and/or developer or within public ways. These telephone and electrical facilities placed in dedicated public ways shall be planned so as not to conflict with other underground utilities. All telephone and electrical facilities shall be constructed in accordance with standards of construction approved by the Michigan Public Service Commission.

SECTION 511: [RESERVED] [amended 2/02]

SECTION 512: FIRE PROTECTION

Every mobile home park shall be equipped at all times with fire extinguishing equipment in good working order of such type, size, and number, and so located within the park to satisfy regulations of Public Act 419 of the Public Acts of 1976, as amended. No open fires shall be left unattended at any time. A central water system and fire hydrants must be on the park site. All streets shall be designated as fire lanes.

SECTION 513: OTHER REQUIREMENTS

1. There shall be not less than five hundred (500) square feet of floor space within each mobile home.
2. The front yard, and any side yard adjacent to a street shall be landscaped within one (1) year of occupancy, and the entire mobile home park shall be maintained in a good, clean presentable condition at all times.
3. No business of any kind shall be conducted in any mobile home park except for separate, permanent structures that contain facilities such as the Management's Office, laundry and dry cleaning facilities or similar uses that are designated to serve only the residents of the park, except for business allowed under the home occupation Section 400.
4. All mobile homes shall be skirted.
5. All fences, other than the greenbelt surrounding the mobile home park, shall be uniform in height, and shall not exceed thirty-six (36) inches in height, and shall be constructed in such a manner as to provide fire fighters access to all sides of each mobile home.
6. Mobile home foundations shall meet the requirements of Act 419 of the Public Acts of 1976, as amended.

7. The business of selling new and/or used mobile homes as a commercial operation in connection with the operation of a mobile home development is prohibited. New or used mobile homes located on lots within the mobile home development to be used and occupied on that site may be sold by a licensed dealer and/or broker. This section shall not prohibit the sale of a used mobile home by residents of the mobile home development provided the development permits the sale.
8. All mobile homes shall be anchored with an approved anchoring system in compliance with Public Act 419 of the Public Acts of 1976, as amended.
9. No personal property shall be stored under any mobile home. Storage sheds may be utilized for any such storage, but need not be supplied by the owner of the mobile home development.

SECTION 514: SITE PLAN REVIEW

A site plan shall be submitted to the Planning Commission for recommendation to the City Commission and in accordance with the following:

1. Every site plan submitted to the Planning Commission shall be in accordance with the requirements of this Ordinance. No site plan shall be approved until same has been reviewed by the Building Official, Zoning Administrator, Fire Department, Police Department, Sewer and Water Department, and where necessary, the Muskegon County Health Department for compliance with the standards of their respective departments.
2. The following information shall be included on the site plan:
 - a. A scale of not less than one (1) inch equals one hundred (100) feet.
 - b. The area of the site in acres.
 - c. Date and north point.
 - d. The dimension of all property lines, showing the relationship of the subject property to abutting properties.
 - e. The location of all existing and proposed structures on the subject property and all existing structures within fifty (50) feet of the subject property.
 - f. The location of all existing and proposed service drives, sidewalks, parking areas, greenbelts, (specify type of planting), and individual mobile home sites.
 - g. The locations and existing and proposed right-of-way widths of all abutting streets and alleys.
 - h. Topography at no greater than two (2) foot contour intervals.

- i. A vicinity sketch at a scale of at least one inch equals two thousand feet (1" = 2,000').
 - j. The names and addresses of the architect, planner, designer, or person responsible for the preparation of the site plan.
 - k. Trash receptacle locations, and method of screening.
 - l. A landscape plan must be submitted.
3. In the process of reviewing the site plan, the Planning Commission shall consider:
 - a. The location and design of driveways providing vehicular ingress to and egress from the site in relation to streets giving access to the site, and in relation to pedestrian traffic.
 - b. The traffic circulation features within the site and the location of automobile parking areas. The Planning Commission may recommend such requirements with respect to any matter as will assure:
 - 1) Safety and convenience of both vehicular and pedestrian traffic within the site and in relation to access streets.
 - 2) Satisfactory and harmonious relationship between development on the site and existing and prospective development of contiguous land and adjacent neighborhoods.
4. Actual construction of the mobile home park shall be in accordance with Section II of Public Act 419 of Public Acts 1976, as amended, and with the approved site plan.

SECTION 515: SPECIAL LAND USES PERMITTED

The following uses, and their accessory buildings and accessory uses, may be permitted under the purview of Section 2332 upon the review and approval of the special land use or activity by the Planning Commission (after site plan review if required) and subject further to such other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the neighborhood and to abutting properties:

1. Utility and public service substations.